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PART–I EXTRAORDINARY

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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

VARIATION TO THE ZONAL DEVELOPMENT OF THE VGTMUDA, VIJAYAWADA FOR DELETION OF 60' WIDE ROAD AND EARMARKING THE SAID LAND FOR CENTRAL COMMERCIAL USE IN GUNADALA, VIJAYAWADA MUNICIPAL CORPORATION, KRISHNA DISTRICT.

[G.O.Ms. .No. 438, Municipal Administration & Urban Development, 11th October, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Vijayawada zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 409, Part-I, dated 12-08-2010 as required by sub-section (3) of the said section.

VARIATION

The site falling in R.S.No. 335/7C(P) of Gunadala, Vijayawada Municipal Corporation to an extent of 478.60 Sq.mtrs, the boundaries of which are given in the schedule below and which is presently earmarked for 60'-0" wide Road in the Zonal Development Plan of Vijayawada Zone, sanctioned in G.O.Ms.No. 674, M.A., dated: 29-12-2006, is designated for Central Commercial use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 02/2010/VJA City whcich is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, ***subject to the following conditions*** **:-**

(a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

(b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

(c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

(d) the change of land use shall not be used as the proof of any title of the land.

(e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

(f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

(g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

(h) That the applicant should obtain building permission from the competent authority duly paying the required fee & charges.

SCHEDULE

North : Site falling in R.S.No. 335/7C(P) of Gunadala, Vijayawada Municipal Corporation.

South : Site falling in R.S.No. 335/7C(P) of Gunadala, Vijayawada Municipal Corporation.

East : Site falling in R.S.No. 334/(P) of Gunadala, Vijayawada Municipal Corporation.

West : 200’-0” wide N.H-5 falling in R.S.No. 335/1A2 of Gunadala, Vijayawada Municipal Corporation.

VARIATION TO THE ZONAL DEVELOPMENT OF THE VGTMUDA, VIJAYAWADA FOR CHANGE OF LAND FROM RESIDENTIAL USE TO INDUSTRIAL USE OF THE SITE FALLING IN NUNNA VILLAGE, VIJAYAWADA RURAL MANDAL, KRISHNA DISTRICT.

[G.O.Ms. .No. 439, Municipal Administration & Urban Development, 11th October, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the followoing variation to the Zonal Development Plan of Nunna zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.348, Part-I, dated 15-07-2010 as required by sub-section (3) of the said section.

VARIATION

The site falling in R.S.Nos. 369/3P, 4P & 370/1A of Nunna Village,Vijayawada Rural Mandal, Krishna District to an extent of Ac. 0.76 cents or 3106.39 Sq.Mtrs. the boundaries of which are given in the schedule below, which is presently earmarked for Residential use in the Zonal Development Plan of Nunna Zone, which was sanctioned by the Government in G.O.Ms.No. 676, M.A., dated: 29-12-2006, is designated for Industrial Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 13/2009/Nunna VJA, whcich is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, ***subject to the following conditions* :-**

(a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

(b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

(c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

(d) the change of land use shall not be used as the proof of any title of the land.

(e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

(f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

(g) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

(h) That the applicant should obtain building permission from the authority duly paying the required fee & charges.

(i) That the applicant should maintain 30 feet (9 mtrs) buffer as Green belt.

SCHEDULE

North : Site falling in R.S.Nos. 369/4P, 367/part of Nunna Village, Vijayawada Rural Mandal, Krishna District.

South : Site falling in R.S.No. 370/part of Nunna Village, Vijayawada Rural Mandal, Krishna District.

East : Site falling in R.S.No. 369/5 part of Nunna Village, Vijayawada Rural Mandal, Krishna District.

West : Site falling in R.S.No. 369/2P 3P and R.S.No. 367/part and 370/part of Nunna Village, Vijayawada Rural Mandal, Krishna District.

VARIATION TO THE ZONAL DEVELOPMENT PLAN OF THE VGTMUDA, VIJAYAWADA FOR CHANGE OF LAND FROM AGRICULTURAL USE TO RESIDENTIAL USE OF THE SITE IN PHIRYADI NAINAVARAM VILLAGE, VIJAYAWADA RURAL MANDAL.

[G.O.Ms. .No. 440, Municipal Administration & Urban Development, 11th October, 2010.]

In exercise of the powers conferred by sub-section (2) of Section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the followoing variation to the Zonal Development Plan of Nunna zone, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.264, Part-I, dated 10-06-2010 as required by sub-section (3) of the said section.

VARIATION

The site falling in R.S.Nos. 46/1 (P) & 49(P) of Phiryadi Nainavaram Village,Vijayawada Rural Mandal, an extent of Ac. 3.94 cents the boundaries of which are given in the schedule below, which is presently earmarked for Agricultural use in the Zonal Development Plan of Nunna Zone, which was sanctioned by the Government in G.O.Ms.No. 676, M.A., dated: 29-12-2006, is designated for Residential Use as shown in Modification to the Zonal Development Plan vide M.Z.D.P.No. 02/2008/NUNNA, whcich is available in the office of the Vijayawada-Guntur-Tenali-Mangalagiri Urban Development Authority, Vijayawada, ***subject to the following conditions*** **:-**

(a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

(b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.

(c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.

(d) the change of land use shall not be used as the proof of any title of the land.

(e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.

(f) the applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.

(g) any other conditions as may be imposed by Vice-Chairman, Vijayawad, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

(h) That the applicant should obtain layout permission from UDA duly paying the required fee.

(i) That the applicant should handover the road affected portion free of cost to the local authority.

SCHEDULE

North : The Site falling in R.Ss.No. 54/P & 50(P) of P.Nainavaram Village.

South : The Site falling in R.S.No. 46/1(P) of P.Nainavaram Village.

East : Existing 18.30 M wide road falling in R.S.Nos. 46/1(P), 49(P) & 50(P) of P.Nainavaram Village.

West : The Site falling in R.S.Nos. 49(P) & 46(P) of P.Nainavaram Village.

T.S. APPA RAO,
Principal Secretary to Government (UD).

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